



Diane Collier  
**Chair**

Angel D. Mescain  
**District Manager**

## COMMUNITY BOARD ELEVEN

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**Executive Committee Meeting**  
**Thursday, March 16, 2017, 7:30 p.m.**  
**Bonifacio Senior Center**  
**7 East 116<sup>th</sup> Street, NY NY**

**\*\*\* MINUTES \*\*\***

Present: Diane Collier (Chair), Holley Drakeford, Judith Febbraro, LaShawn Henry, Marissa Mack, Frances Mastrota, Debbie Quiñones (Vice Chair), Xavier Santiago, Shantal Sparks, H. Candy Vives-Vasquez, Angel Mescain (staff)

Excused: James Garcia, Emily Grajales, David Giordano, Jonathan Winstone

Guests: Nilsa Orama (CB11)

1. Call to Order and Adoption of Agenda

- **Meeting called to order at 7:33PM. Quorum present.**
- **Motion to adopt the agenda by Holley Drakeford, seconded by Frances, and passed at 7:34pm**

2. Discussions & Presentations

a. Presentation by NYC ECF & Avalon Bay Communities Inc.

i. Project Commitments

1. Based on input & feedback from Committees, identified certain commitments which can be made (handout provided)

2. Conditions proposed by Land Use:

a. More Affordable Housing Units:

i. 50% affordable→Not feasible.

1. ECF has spoken w/ HPD as well as with Speaker's Office re: availability of subsidies.

2. No subsidies available to projects such as this that are not 100% affordable.

b. "First Source" Hiring

c. Workforce Development

i. Osha Training & Construction training already in place w/ Co-Op Tech

- d. Alternative Design w/ a residential tower at lower height
      - i. Still reviewing alternatives→ will involve tradeoffs
      - ii. Issues have arisen with soil, which is adding to the cost of construction
    - e. Priority for “students of East Harlem”
      - i. Discussed need for mechanism by which to identify “students of East Harlem”
        - 1. Zipcodes may not be best way of capturing
  - b. Review of land use application for ECF 96th Street mixed-use development
    - i. Reports by Committee Chairs re: recommendation on application
      - 1. Economic Development: Yes w/ conditions
        - a. Putting forth a resolution
      - 2. Housing: No
        - a. Concerned about levels of affordability
      - 3. Parks: No vote taken
        - a. Concern regarding ability to securing permitting
          - i. Recognize it’s a policy issue.
      - 4. Public Safety: No vote taken
        - a. Concerns regarding height/density
        - b. Recognize that transportation issues are mitigated by new 2<sup>nd</sup> Ave line in that area
        - c. Noted the added benefit of the school
          - i. No schools built in East Harlem in some time
    - ii. Discussion re: language to include in a “Points of Agreement”
      - 1. LaShawn & Holley will collaborate on language defining “First Source” Housing
      - 2. Candy will follow-up with Steven re: specific language of motion to approve
  - c. Discussion on coordination of agendas to review pending land use applications
    - i. Executive committee will now meet Thursdays prior to full board
- 3. Old Business
  - a. None
- 4. New Business
  - a. None
- 5. Announcements
  - a. Parks Committee intends to submit a letter re: Neighborhood support team
  - b. HDFC Survey has been disseminated. Please distribute widely.
  - c. Rezoning Taskforce Survey has been disseminated. Please distribute widely.
- 6. Adjournment
  - a. **Motion to adjourn by Jose, seconded by Holley. Passed @ 9:30pm.**